



Spencer Way, Cottingham, East Riding of Yorkshire
OIRO £410,000





KEY FEATURES

- Substantial Detached Property
- Private Cul-De-Sac Location
- Well Manicured South Facing Garden
- Central Cottingham Location
- Spacious Lounge, Dining Room, Conservatory & Study
- Contemporary Fitted Kitchen & Utility
- Four Double Bedrooms - All With Fitted Furniture
- En-Suite, Bathroom & Ground Floor WC
- Double Garage & Parking For Multiple Vehicles
- EPC rating TBC



DESCRIPTION

A rare opportunity to acquire a substantial, modern detached property in a central Cottingham location.

Located in private cul-de-sac off Queens Drive, this property is one of two constructed in 1991. Offering deceptively spacious accommodation throughout and enjoying a private South facing garden.

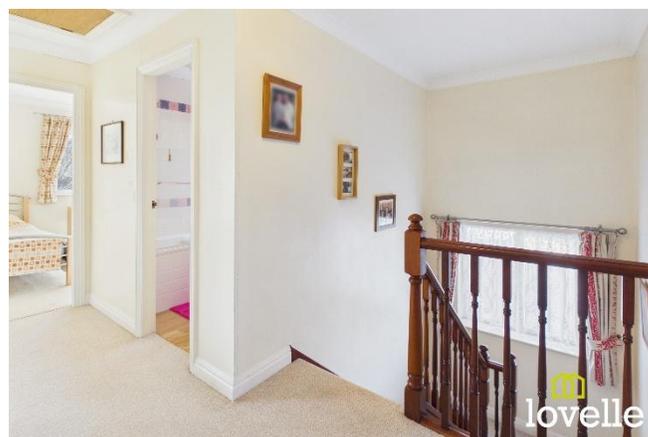
Internally, the ground floor accommodation boasts a generously proportioned lounge to the rear of the property, with patio doors leading to the conservatory. There is also dining room, ground floor WC and a study which is fitted with an extensive range of fitted cupboards and drawers with well thought out space for office equipment and desk space for two people.

The dining kitchen is located to the rear of the property and boasts an extensive range of units in a white high gloss finish with red quartz worktops. It benefits from integrated appliances included an eye level double oven and microwave, and a dishwasher. The utility is accessed directly from the kitchen and has a continuation of the kitchen units and has space for a fridge freezer, washing machine and dryer.

To the first floor there are four excellent sized double bedrooms, all boasting fitted wardrobes. The main bedroom benefits from a spacious en-suite and the house bathroom is also generously proportioned. Both are fitted with three-piece suites and have fully tiled walls.

Externally, the property boasts a well manicured, South facing garden and enjoys a great degree of privacy. To the front, there is a substantial block paved driveway with double garaging.

A superb opportunity to purchase a family home in a highly desirable location!





PARTICULARS OF SALE

Entrance

Entrance to the property is via a wooden entrance door. The entrance hall has stairs to the first floor accommodation with storage cupboard beneath and provides access to the WC, study, dining room, lounge and kitchen.

Downstairs WC

Fitted with a low flush WC and pedestal wash hand basin. Fully tiled walls, uPVC window to the front elevation and heated towel rail.

Study

Fitted with an extensive range of office furniture including cupboards, drawers and desk space comfortable for seating two people. uPVC windows to the front and side elevations and central heating radiator.

Dining Room

With uPVC bay window to the front elevation, coving to the ceiling, dado rail and central heating radiator.

Lounge

A generously proportioned lounge with feature marble fireplace having inset electric fire, sliding patio doors to the rear elevation opening to the conservatory, coving to the ceiling, dado rail, uPVC window to the side elevation and two central heating radiators.

Dining Kitchen

The kitchen is fitted with a range of wall and base units in gloss white, with contrasting red quartz worktops and brick effect tiled splashback in white. Integrated appliances including an eye level double oven, eye level microwave, five ring gas hob with extractor above, dishwasher and a one and a half bowl stainless steel sink and drainer. uPVC window to the rear elevation, coving to the ceiling and central heating radiator.

Utility

A continuation of the white gloss units and red quartz worktop, the utility has fitted wall and base units with stainless steel sink and drainer, space for a washing machine, dryer and fridge freezer. Composite door leading to the side elevation and central heating radiator. Wall mounted boiler.

First Floor Accommodation

Bedroom One

A spacious double bedroom with an extensive bank of fitted wardrobes, storage cupboard, uPVC window to the rear elevation and central heating radiator.

En-Suite

Fitted with a three piece suite comprising shower cubicle and fitted vanity units housing a concealed cistern WC and a semi-recessed wash hand basin. Fully tiled walls, uPVC window to the side elevation and central heating radiator.

Bedroom Two

Double bedroom with a bank of fitted wardrobes to one wall, uPVC window to the front elevation, coving to the ceiling and central heating radiator.



Bedroom Three

Double bedroom with a bank of fitted wardrobes to one wall, uPVC window to the front elevation, coving to the ceiling and central heating radiator.

Bedroom Four

Double bedroom with a bank of fitted wardrobes to one wall, uPVC window to the rear elevation, coving to the ceiling and central heating radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over and fitted vanity units housing a concealed cistern WC and a semi-recessed wash hand basin. Fully tiled walls, uPVC window to the side elevation and central heating radiator.

External

Frontage

Spacious block paved frontage providing parking for a number of vehicles, leading to the property and the garage. There is gated access leading to the side of the property and rear garden.

Double Garage

With electric up and over vehicle door, power and lighting.

Rear Garden

Enjoying a private South facing position, the rear garden is well manicured and offers a paved patio area and generous lawned area with planted borders.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: F

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

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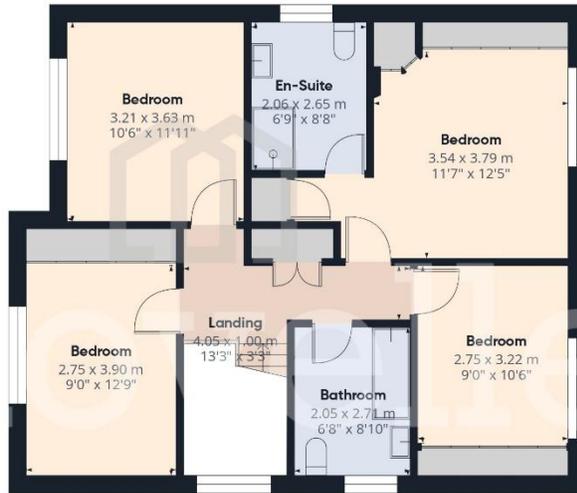
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FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

156.8 m²
1685 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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